

**Staff Comments for the  
DESIGN REVIEW BOARD  
February 26, 2015**

**Folly Road**

**Staff Comments:**

**General:**

1. The required pre-submittal conference for the project did not take place, so staff has had no input on the project.

**Site:**

2. Positioning the clubhouse at the terminus of the entry drive is a good move, however moving it to the north would be preferable to be on direct access with the entry drive. This would also allow for a more generous plaza area in front of the building. The plaza area could be comprised of specialty pavement.
3. The generous amount of space left around the 51 inch Oak has the potential to become a site amenity such as a small pocket park. Staff would like to see this developed further.
4. Further development is needed in tying the pedestrian site circulation together including the use of specialty pavement crosswalks. Also, relocate the sidewalk on the north side of the entry drive to the south side to prevent a pedestrian crossing mid-block.
5. Building type 1 is considerably out of scale with the other two buildings on site. Also, with its size, very little room is left for landscaping to help bring down the scale of the building. Staff would prefer two smaller buildings take its place.
6. Overall, the landscaping needs to be increased substantially.
7. A Landscape Architect should be involved in the project.

**Buildings:**

8. A more suitable solution is needed for the rooftop HVAC units on building type 1.
9. On both apartment building types, raise the brick to the bottom of the third floor. And, lower the brick above the entrances.
10. Eliminate all faux window shutters.
11. A calmer building color palette could be used.
12. As a way of simplifying the material palette, the shakes in the gables could be eliminated.
13. Eliminate the two gables on the front of the clubhouse.
14. The fenestration on the north elevation of building type 1 needs work. This will be a highly visible elevation.
15. Lower the light fixtures at the building entrances to a pedestrian level.
16. The window and door heads in the Hardi sections of the buildings appear heavy.

**Staff Recommendation:**

Staff recommends "Deferral" with the conditions noted.

**Theresa Drive (Meritage Apartments)**

**Deferred by Staff due to an incomplete submittal.**

**Island Park Drive @ Fairchild Street**

**Staff Comments:**

**General:**

1. Projects such as this one are difficult to pull off in a more urban environment. The overall site layout works well and the architectural coordination between the three structures is generally successful.

**Site:**

2. Currently, the landscape plan is difficult to read at its half scale. Enlargements of the site would be helpful. Staff would like to withhold judgment on the amount of

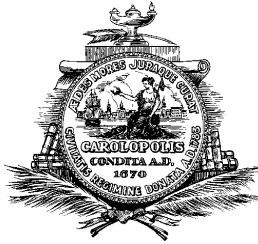
- landscaping and overall design pending the enlargements.
3. Substitute palmettos at the ends of the ends of the pump islands where the Knock Out Roses are currently proposed.
  4. Provide a site and canopy lighting plan.

**Building:**

5. The overall form of the building has greatly improved.
6. The elimination of the arched openings was a good move in simplifying the design.
7. Consider using wood in lieu of the recessed metal wall panels. This comment is primarily driven by the number of blank panels on the Island Park Drive elevation.
8. Staff feels the design of both end elevations would be more successful if the curved parapet weren't broken by the dormer.
9. What will the paving material be beneath the covered areas? Stained concrete or pavers would be preferable to plain concrete.

**Staff Recommendation:**

Staff recommends "Preliminary approval" with the conditions noted.



MEMBERS PRESENT: BILL MARSHALL, DAVID THOMPSON, JOHN TARKANY,  
MICHELLE SMYTH, JEFF JOHNSTON

STAFF PRESENT: BILL TURNER, STEPHEN RISSE

CLERK: PEGGY JORDAN

## AGENDA

### DESIGN REVIEW BOARD

FEBRUARY 26, 2015

5:00 P.M.

75 CALHOUN STREET

#### 1. 1559 Folly Road – TMS# 334-12-00-001, 030, 031

App. No. 152-26-1

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: 1559 Acquisition Company, LLC  
Applicant: Anchor Consulting Engineers, LLC  
Neighborhood: Grimball Shores

MOTION: Deferral – address Board and staff comments.

MADE BY: D.Thompson SECOND: J.Johnston VOTE: FOR 4 AGAINST 0

\*B.Marshall abstains

#### 2. Theresa Drive – TMS# 421-10-00-081

App. No. 152-26-2

Request Preliminary approval for new construction of a multi-family development as per documentation submitted.

Owner: Theresa Drive Development, LLC  
Applicant: KRA Architecture and Design  
Neighborhood: Bel Air

MOTION: Deferred by staff.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

#### 3. Island Park Drive @ Fairchild Street TMS# 275-00-00-157 (a portion of)

App. No. 152-26-3

Request Preliminary approval for new construction of a convenience store, gas canopy and carwash as per documentation submitted.

Owner: Mark Jordan, Refuel, Inc.  
Applicant: Coast Architects, Inc.  
Neighborhood: Daniel Island Town Center

MOTION: Preliminary approval – address staff comments 3,4,7,8 and 9; make landscape adjustments for additional screening until Phase 2 is built; correct sidewalk alignments around Island Park Drive.

MADE BY: D.Thompson SECOND: J.Tarkany VOTE: FOR 4 AGAINST 0

\*B.Marshall abstains

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting. QW